

**Town of Brookfield
Municipal Building Committee**

**Request for Qualifications and Proposals for
Building and Site Environmental
Engineering Services
New Elementary School
State Project #018-0056N**

**ADDENDUM #1
June 8, 2020**

NOTICE: The deadline for responses to this RFQ/P to be submitted is extended from June 9 at 12:00 noon to June 11 at 5:00 p.m.

The following questions were posed prior to 3:00 p.m. on June 4, 2020. Answers follow. Where similar questions were asked, a representative question and answer are given:

1. Q: Can the Phase 1 ESA be made available?

A: The Phase 1 ESA file can be downloaded at the following link:

<https://www.dropbox.com/s/g4vwlbtj1pt1kv7/Huckleberry%20School%20and%20Nabby%20Rd%20-%20Phase%20I%20ESA%20-%20April%2022%2C%202019.pdf?dl=0>

2. Q: The RFQ/P identifies consultant shall provide sample quantity estimates for comparison purposes. However, the fee form asks for sample unit costs, but there isn't a place for quantities. Did you intend us to provide quantities?

A: Please provide sample quantities for your perceived need on a building and site as described in the RFQ/P.

3. Q: Can existing AHERA documents for the school be provided for review? This information will assist in determining the number of samples needed?

A: A three-year reinspection report is attached to this Addendum.

4. Q: Will the Town provide direction on PCB testing and which materials to test (e.g. caulking only consistent with DAS guidance or all potential materials) – This will assist in determining the potential number of samples needed?

A: Caulking is to be tested for PCBs during the initial building survey. Demolition bid documents shall presume the presence of PCB containing materials beyond caulking. Testing for any/all PCB containing materials beyond caulking will be performed just prior to demolition (exclusion testing) to ensure that the demolition waste stream is being handled in a manner consistent with EPA requirements.

5. Q: Relative to the existing building footprint, can you identify the location and footprint size of where the new building will be constructed?

A: The new building will be constructed to the west of the existing building, on the plateau before the site grade raises to the west.

6. Q: Is there a specific number of monitoring wells that should be installed or is that at the discretion of the environmental engineering firm?

A: Discretionary.

7. Q: Is there a standard Constituent of Concern List that engineering firms should provide unit pricing for soil and groundwater analysis?

A: Provide information per regulations. No specific concerns list is available.

8. Q: Can the boring logs be provided?

A: Borings generally indicate that rock will not be encountered in the new building footprint at depths necessary for shallow foundations. Groundwater has been encountered at depths approximating two feet below existing grade in the new building footprint.

9. Q: What is the estimated quantity of excess soil that will be generated by construction activities that will need to be managed?

A: The site excavation will be balanced, with no expected export.

10. Q: Can you provide the Earthwork Grading Analysis Plan that depicts which areas of the site will be cut and filled as a result of construction activities?

A: Not at this time.

11. Q: Is a project remediation objective to reuse excess contaminated soil on-site in formal accordance with the Connecticut Remediation Standard Regulations?

A: See answer to Question #10 above.

12. Q: Will soil with pollutant concentrations exceeding baseline Connecticut Remediation Standard Regulations be allowed to remain on-site below structures, pavement, or landscape?

A: Although the desire is to balance the cut/fill on the site, should impacted soils be encountered a specific review will be conducted before a decision is made on reuse on-site.

13. Q: The RFQ/P provides for Hourly Rates and unit pricing. Can consultants propose additional labor categories added to it for LEP and environmental subsurface staff?

A: Stated staffing rates are the minimum personnel to be listed in the proposal. You may offer additional rates if desired.

14. Q: As it is not the practice in our industry to issue insurance with Primary Non-contributory or waiver of subrogation endorsements to our policies. Can this requirement be waived?

A: If your insurer is unable to issue such coverage, include a statement to that effect in your proposal as an Exception.

15. Q: What insurance coverage amount with base and umbrella coverages combined, is required for Pollution and Professional Liability?

A: A combined value of \$5 million should be carried in your proposal. If at time of award additional coverage is desired by the Town, that increase will be negotiated.

16. Q: The RFP indicates that asbestos inspection will be performed while the school is occupied. With regard to roof sampling, do you want the consultant to hire a professional roofer to patch roof sampling locations or will the school be responsible for roof repair/cost?

A: Consultant shall include the cost of roof patching in their proposal.

17. Q: HBM abatement often includes selective demolition and waste segregation that must be completed in concert with the building demolition as a whole. Will the selected firm be responsible for the entire building and site demolition design or abatement design only?

A: The design team will provide demolition information consistent with the Civil and Structural aspects of the building and site. In conformance with the answer to Question #4 above, this consultant will provide information regarding the potential segregation of contaminated building materials and site materials.

18. Q: Will the selected firm be responsible for monitoring "clean" demolition activities or HBM abatement monitoring only?

A: See answer to Question #17 above.

19. Q: Could the Town provide the most current AHERA or any other asbestos testing or remediation reports for the school? This will help us prepare an accurate inspection scope and costs.

A: See answer to question #3 above.

20. Q: Line item C 1 under the Hazardous Materials Scope is asking for costs to prepare hazmat specs for "4 phases for each scope". What are the 4 phases and scopes referenced?

A: Disregard this item. The demolition will be conducted as a single phase.